



US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 200200666

Date: October 1, 2003

Comments Due: October 31, 2003

In reply, please refer to the Public Notice Number

TO WHOM IT MAY CONCERN:

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to place fill into 13.8 acres of waters of the United States, including wetlands, as shown in the attached drawings.

APPLICANT: John Murray
Chief Operating Officer, Westpark Associates
2130 Professional Drive, Suite 240
Roseville, California 95661

LOCATION: The subject property is located within portions of Sections 13, 14, 22, 23, 24, 25, 26, and 27, of Township 11 North, and Range 5 East and Sections 18 and 19 of Township 11 North, and Range 6 East of the Mount Diablo Baseline and Meridian as depicted on the "Roseville, California" 7.5 minute topographic quadrangle (U.S. Department of the Interior, Geological Survey, 1967, revised 1992) and the "Pleasant Grove" 7.5 minute topographic quadrangle (U.S. Department of the Interior, Geological Survey, 1967, revised 1981). The subject property is located along and adjacent to the floodplain of Pleasant Grove Creek at the confluence of Kaseberg and South Branch of Pleasant Grove Creek, northwest of Roseville. The eastern border of the parcel is defined by Fiddymment Road. The southwestern portion is drained by the heads of unnamed tributaries of Curry Creek.

The Westpark/Fiddymment Ranch includes fifteen parcels with the following Assessor's Parcel Numbers (APN's): 17-010-003, 17-010-009, 17-010-010, 17-010-020, 17-010-021, 17-010-034, 17-010-035, 17-010-036, 17-010-040, 17-011-001, 17-011-002, 17-011-003, 17-011-004, 17-011-005, 17-015-037.

PROJECT DESCRIPTION: The proposed West Roseville Specific Plan ("WRSP") area comprises approximately 3,160 acres, immediately adjacent to the western boundary of the City of Roseville. 1600 Placer Investors, L.P., dba Westpark Associates, owns approximately 1,484 acres in the plan area, and Signature Properties controls an additional 1,676 acres in the plan area.

The WRSP includes a total of approximately 8,430 proposed dwelling units on approximately 1,767 acres. Proposed land uses within the WRSP include a total of approximately 700 acres set aside in open space; 271 acres for dedication to parks; 151 acres of public/quasi-public uses; 33

acres of community/commercial uses; 20 acres of business professional uses; and 110 acres of light industrial and general industrial uses.

The Plan includes a diversity of residential uses, ranging from low density to medium and high density residential with a 10% "affordable housing" component. In addition, approximately 710 units are planned to be an age-restricted neighborhood in the southeast portion of the WRSP. Moreover, the Plan envisions approximately 110 acres of light industrial uses providing a buffer to the Pleasant Grove Regional Wastewater Treatment Plant, which is nearing completion. The Pleasant Grove Regional Wastewater Treatment Plant is situated on land formerly owned by Westpark Associates and purchased as a regional wastewater treatment facility.

The applicant has indicated that the plan was designed to avoid, where possible, wetland and Endangered Species impacts. Open space is a feature of the WRSP and the residential, commercial, and industrial neighborhoods are designed to make the open space accessible. Oak woodlands are clustered near the Pleasant Grove and Kaseberg Creek drainage areas. In the aggregate, approximately 30% of the total land area within the WRSP would be reserved in various active and passive open space uses.

The WRSP is within the Transition Area, governed by a Memorandum of Understanding entered into between Placer County and the City of Roseville ("MOU"). This MOU provides for a cooperative City/County review procedure for projects within the area covered by the MOU. The project is contiguous to the City boundary of the City of Roseville and is anticipated to be annexed to the City of Roseville. Municipal services would be provided by the City of Roseville.

The Project includes open space totaling 699.3 acres. A component of the open space is a 267-acre area, ranging from 1,200 to 3,500 feet in width on the westernmost portion of the Project owned by Westpark Associates. This land use feature is intended to provide an open space buffer between the development proposed by the WRSP and the undeveloped land to the west in unincorporated Placer County. Approximately 300 residential units, which were previously proposed to be included in this western buffer area, have been moved to the Westpark Associates Village Center in the southeast portion of the WRSP.

Wetland Impacts

The Project has direct impacts on vernal pools affecting 13.8 acres. The WRSP Project has indirect impacts on vernal pools affecting 8.36 acres. The Project has direct impacts on vernal swales affecting 3.29 acres and indirect impacts on vernal swales affecting 0.74 acres. The total direct and indirect impacts on vernal pools and vernal pool swales is 26.66 acres.

Finally, the Project has impacts on Clean Water Act wetlands, including wet swales, seasonal wetlands, and emergent marsh affecting 6.12 acres.

An open space preserve within the WRSP Project is comprised of approximately 699.3 acres and preserves approximately 19.62 acres of vernal pools, 4.76 acres of vernal swales, and 13.22 acres of wet swales/channel, as well as 2.59 acres of seasonal wetlands for a total of 40.19 acres of wetlands preserved on site. The open space wetlands preserve would be protected pursuant to a Conservation Easement. An additional 76± acre park would be established on site, which would provide a Conservation Easement upon the Kaseberg Creek Corridor.

Mitigation

The following mitigation plan was approved by USFWS for mitigation of incidental take of listed invertebrate species:

For Direct Impacts

Preservation of vernal pools / swales at one-wetted-acre of mitigation for each one-wetted-acre of impact (1:1 ratio) off-site at the Sheridan East Vernal Pool Mitigation Preserve.

Restoration of vernal pools / swales at two-wetted-acres of mitigation for each one-wetted-acre of impact (2:1 ratio) off-site at the Yankee Slough Vernal Pool Mitigation Preserve.

For Indirect Impacts

Preservation of vernal pools / swales at one-wetted-acre of mitigation for each one-wetted-acre of impact (1:1 ratio) off-site at the Sheridan East Vernal Pool Mitigation Preserve.

Restoration of vernal pools / swales at one-wetted-acre of mitigation for each one-wetted-acre of impact (1:1 ratio) off-site at the Yankee Slough Vernal Pool Mitigation Preserve.

Total direct and indirect impacts amount to 26.66 acres. USFWS has agreed that Project Proponents' acquisition of the entire vernal pool preservation habitat on the Sheridan East Vernal Pool Mitigation Preserve, owned by Wildlands, Inc., would provide mitigation of the direct and indirect preservation acreage requirements established by USFWS.

Total direct and indirect restoration acreage requirements would be satisfied by the acquisition of 43.00 acres of vernal pool habitat restoring vernal pool and related upland habitat functions and values on the Yankee Slough Vernal Pool Mitigation Preserve owned by Conservation Resources, LLC.

For Other Wetland Impacts

All wet swale, seasonal wetland, and emergent marsh impacts totaling 6.12 acres would be mitigated on site by creation along the Pleasant Grove Creek Corridor of 7.96 acres of seasonal wetland/emergent marsh (1.3:1 ratio for temporal loss).

Other federal, state, and local permits: California Environmental Quality Act – The West Roseville Specific Plan Draft EIR, which includes the project site, is currently being prepared by the City of Roseville.

California Regional Water Quality Control Board/Clean Act – Section 401 Upon issuance of the Notice of Determination by the City of Roseville a Water Quality Certification will be prepared and submitted to the Central Valley Regional Water Quality Control Board.

California Department of Fish and Game Upon issuance of the Notice of Determination by the City of Roseville a 1603 Streambed Alteration Agreement application will be prepared for a proposed creek crossing on Pleasant Grove Creek.

ADDITIONAL INFORMATION:

Cultural resource surveys were conducted on-site by PAR Environmental Services, Inc. (PAR) (May 2001). PAR reviewed records at the Northwest Information Center and conducted site

reconnaissance within Westpark/Fiddymment Ranch. The cultural resource report is a component of the West Roseville Specific Plan Environmental Impact Report (in Draft) being prepared by the City of Roseville. Once these reports are completed to standards required by Section 106 of the National Historic Preservation Act, consultation will be initiated with the State Historic Preservation Officer(SHPO).

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **October 31, 2003**.

Personal information in comment letters is subject to release to the public through the Freedom of Information Act. Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

This public notice may also be obtained through our web-site at <http://www.spk.usace.army.mil/cespk-co/regulatory/PNs>. If additional information is required, please applicant John Murray, with Westpark Associates, at (916) 774-3400, his agent Jim Stewart, with ECORP Consulting, Inc., at 916-782-9100 or Tom Cavanaugh at this letterhead, email: thomas.j.cavanaugh@usace.army.mil, or telephone 916-557-5261.

Mark W. Connelly
Lieutenant Colonel,
Corps of Engineers
Acting District Engineer

Enclosures: Drawings (6)